

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2014
CUMULATIVE EXAMPLE

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	15% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
1	ZONING APPROVALS							
A	Architecture and Site Applications*							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$7,172.00	\$286.88	N/A	\$717.20	\$1,075.80	PLPERMIT (PARB 2015)	\$9,251.88
	b. New non custom single family detached (HR & RC zones) per unit/model, as part of a Planned Development**	\$4,982.00	\$199.28	N/A	\$498.20	\$747.30	PLPERMIT (PARB 2015)	\$6,426.78
	c. New single family or two family units	\$4,943.00	\$197.72	N/A	\$494.30	\$741.45	PLPERMIT (PARA 2015)	\$6,376.47
	d. New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development**	\$3,532.00	\$141.28	N/A	\$353.20	\$529.80	PLPERMIT (PARA 2015)	\$4,556.28
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot)	\$1,791.00	\$71.64	N/A	\$179.10	\$268.65	PLPERMIT (PARC 2015)	\$2,310.39
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications as determined in Section 1.A.(1) or minor residential development applications or applications that are part of a Planned Development that require Planning Commission approval	\$2,595.00	\$103.80	N/A	\$259.50	\$389.25	PLPERMIT (Various)	\$3,347.55
	b. New two family unit	\$7,538.00	\$301.52	N/A	\$753.80	\$1,130.70	PLPERMIT (PARD 2015)	\$9,724.02
	c. New nonresidential (includes conceptual Planned Development elevations)	\$8,653.00	\$346.12	N/A	\$865.30	\$1,297.95	PLPERMIT (PACA 2015)	\$11,162.37
	d. New multiple family (includes conceptual Planned Development elevations)	\$7,868.00	\$314.72	N/A	\$786.80	\$1,180.20	PLPERMIT (PARE 2015)	\$10,149.72
	e. Demolition request with a Planned Development Application	\$1,791.00	\$71.64	N/A	\$179.10	\$268.65	PLPERMIT (PDEM 2015)	\$2,310.39
	f. All other (i.e.: exceed FAR, major grading, etc.)	\$4,387.00	\$175.48	N/A	\$438.70	\$658.05	PLPERMIT (PAOG 2015)	\$5,659.23
B	Conditional Use Permits							
1	Conditional Use Permit	\$5,074.00	\$202.96	N/A	\$507.40	\$761.10	PLPERMIT (PCCA 2015)	\$6,545.46
2	Conditional Use Permit (when consolidated with another application for new development)	\$843.00	\$33.72	N/A	\$84.30	\$126.45	PLPERMIT (PCCB 2015)	\$1,087.47

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	15% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
3	Conditional Use Permit for Restaurants							
	Minor Restaurant (DRC Approval)	\$3,087.00	\$123.48	N/A	\$308.70	\$463.05	PLPERMIT (PCCC 2015)	\$3,982.23
	Major Restaurant (PC Approval)							
	Tier 1	\$5,074.00	\$202.96	N/A	\$507.40	\$761.10	PLPERMIT (PCCB 2015)	\$6,545.46
	Tier 2 includes alcohol and/or entertainment (must pay #4 below with this application)	\$5,997.00	\$239.88	N/A	\$599.70	\$899.55	PLPERMIT (PCCB 2015)	\$7,736.13
4	Applications that require TC Approval (this fee supplements the above established fees)	\$2,595.00	\$103.80	N/A	\$259.50	\$389.25	PLPERMIT (PCCB 2015)	\$3,347.55
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PCCB 2015)	Varies
C	Variance	\$3,732.00	\$149.28	N/A	\$373.20	\$559.80	PLPERMIT (PVV 2015)	\$4,814.28
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 minimum)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PLPERMIT (PMZR 2015)	\$6,200.00
2	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 minimum)	\$280 (min)	\$700 (min)	\$700 (min)	N/A	PLPERMIT (PMZR 2015)	\$6,680.00
3	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PMZR 2015)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2015)	Varies
2	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2015)	Varies
3	With General Plan or Specific Plan Amendment	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2015)	Varies
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2015)	Varies
5	Town Council Modification to a Planned Development	Actual Cost (\$5,000 minimum)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PLPERMIT (PDMD 2015)	\$6,200.00
6	DRC Modification to a Planned Development	Actual Cost (\$3,000 minimum)	\$120 (min)	\$300 (min)	\$300 (min)	N/A	PLPERMIT (PDMD 2015)	\$5,720.00
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PMZR 2015)	Varies
F	Minor Residential Development (See Section 1.A.(2) a)	\$1,791.00	\$71.64	N/A	\$179.10	N/A	PLPERMIT (PMR 2015)	\$2,041.74
G	Agricultural Preserve Withdrawal	\$3,386.00	\$135.44	N/A	\$338.60	N/A	PLPERMIT (PMOA 2015)	\$3,860.04

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	15% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$275.00	\$11.00	N/A	\$27.50	N/A	PLPERMIT (CUC 2015)	\$313.50
2	Change of Occupancy (excluding change of proprietor of a continuing business enterprise)	\$134.00	\$5.36	N/A	\$13.40	N/A	PLPERMIT (CUC 2015)	\$152.76
3	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
I	Hazardous Materials Storage Facility Application	\$1,491.00	\$59.64	N/A	\$149.10	N/A	PLPERMIT	\$1,699.74
J	Home Occupation Permit	\$154.00	\$6.16	N/A	N/A	N/A	E2 (COR 2015)	\$160.16
K	Sign Application							
1	New Permanent Sign	\$371.00	\$14.84	N/A	\$37.10	N/A	PLPERMIT (CSS 2015)	\$422.94
2	Temporary Nonresidential	\$79.00	\$3.16	N/A	\$7.90	N/A	PLPERMIT (CST 2015)	\$90.06
3	Change of Face Only	\$152.00	\$6.08	N/A	\$15.20	N/A	PLPERMIT (CSC 2015)	\$173.28
4	Sign Program	\$1,767.00	\$70.68	N/A	\$176.70	N/A	PLPERMIT (CSP 2015)	\$2,014.38
L	Secondary Dwelling Units							
1	New Unit	\$1,322.00	\$52.88	N/A	\$132.20	N/A	PLPERMIT (PMS 2015)	\$1,507.08
2	One or Two Existing Units	\$1,137.00	\$45.48	N/A	\$113.70	N/A	PLPERMIT (PMS 2015)	\$1,296.18
M	Mobile Home Park Conversion Permit	Actual Cost (\$5,000 deposit)	Varies	Varies	Varies	N/A	PLPERMIT (PMOM 2015)	Varies
N	General Plan/Town Code Amendments	Actual Cost (\$5,000 deposit)	N/A	N/A	N/A	N/A	N/A (PMAT 2015)	Varies
O	Administrative Land Use Permit							
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,237.00	\$49.48	N/A	\$123.70	N/A	PLPERMIT (PLUP 2015)	\$1,410.18
2	Major telecommunications facility which do not require a Conditional Use Permit	\$2,941.00	\$117.64	N/A	\$294.10	N/A	PLPERMIT (PLUP 2015)	\$3,352.74
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$1,700.00	\$68.00	N/A	\$170.00	\$255.00	PLPERMIT (PSLL 2015)	\$2,193.00
B	4 Lots or Less (DRC Approval)	\$7,104.00	\$284.16	\$710.40	\$710.40	\$1,065.60	PLPERMIT (PSPM 2015)	\$9,874.56
C	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$2,828.00	\$113.12	\$282.80	\$282.80	\$424.20	PLPERMIT (PSPM 2015)	\$3,930.92
D	5 Lots or More	\$11,263.00	\$450.52	\$1,126.30	\$1,126.30	\$1,689.45	PLPERMIT (PSTM 2015)	\$15,655.57

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	15% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
E	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$3,316.00	\$132.64	\$331.60	\$331.60	\$497.40	PLPERMIT (PSTM 2015)	\$4,609.24
F	Vesting Tentative Map (VTM)	Fee to be based on the number of lots noted above	Varies	Varies	Varies	Varies	PLPERMIT (PSVM 2015)	Varies
G	Lot Merger and Reversion to Acreage (DRC Approval)	\$842.00	\$33.68	N/A	\$84.20	\$126.30	PLPERMIT (PSLM 2015)	\$1,086.18
H	Condominium	\$5,948.00	\$237.92	\$594.80	\$594.80	\$892.20	PLPERMIT (PCON 2015)	\$8,267.72
I	Condominium (as part of a Planned Development)	\$2,828.00	\$113.12	\$282.80	\$282.80	\$424.20	PLPERMIT (PCON 2015)	\$3,930.92
J	Certificate of Compliance (DRC Approval)	\$3,409.00	\$136.36	N/A	\$340.90	\$511.35	PLPERMIT (PSCC 2015)	\$4,397.61
K	VTM applications that require Town Council approval and/or DRC applications that require Planning Commission approval. This fee supplements the above established fees.	\$2,595.00	\$103.80	N/A	\$259.50	\$389.25	PLPERMIT	\$3,347.55
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications (excluding fees based on actual cost)	50% of Current Fee	Varies	Varies	Varies	Varies	PLPERMIT (PEXT 2015)	Varies
B	Modification of Approved Application (excluding fees based on actual cost)	75% of Current Fee	Varies	N/A	Varies	Varies	PLPERMIT (PMOD 2015)	Varies
C	Conceptual Development Advisory Committee Review	\$2,891.00	\$115.64	N/A	\$289.10	N/A	PLPERMIT (PCDAC 2015)	\$3,295.74
D	Push Cart Permit	\$393.00	\$15.72	N/A	\$39.30	N/A	PLPERMIT (PPC 2015)	\$448.02
E								
1	Small promotional events	\$76.00	\$3.04	N/A	\$7.60	N/A	PLPERMIT	\$86.64
2	Large promotional events	\$368.00	\$14.72	N/A	\$36.80	N/A	PLPERMIT	\$419.52
F	Newsrack Permit	\$348.00	\$13.92	N/A	\$34.80	N/A	PLPERMIT (PNEW 2015)	\$396.72
G	Firearms Dealer Permit (plus \$744.00 to Police)	\$3,348.00	N/A	N/A	N/A	N/A	PLPERMIT	\$3,348.00
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	PLPERMIT (BBH 2015)	No Fee
B	Initial Study (Deposit)***	\$5,000.00	N/A	N/A	N/A	\$750.00	PLENVIRN (PEIR 2015)	Varies
C	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan and/or Town Code Amendment)	\$2,225.00	N/A	N/A	N/A	\$333.75	PLPERMIT (PND 2015)	\$2,558.75
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PLENVIRN (PEIR 2015)	Varies
E	Draft EIR Review Fee	\$11,194 Plus 10% EIR Cost	N/A	N/A	N/A	\$1,679.10	PLPERMIT (PEIR 2015)	Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	15% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	PLPERMIT	Varies
5	OTHER							
A	Pre-application Conference Fee	Actual Cost	Varies	Varies	Varies	N/A	PLCONF	Varies
B	Fence Height Exceptions	\$221.00	N/A	N/A	N/A	N/A	PLPERMIT	\$221.00
C	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	PLSERVCE	Varies
D	Peer/Technical Review	\$2,000 deposit plus 10% of actual cost for administrative charge	N/A	N/A	N/A	N/A	Various	Varies
E	Fees for Additional Tech Review and/or DRC Review DRC beyond 3 meetings, Planning Commision hearing beyond 2 meetings, Town Council hearing beyond 1 meeting	Actual Cost	N/A	N/A	N/A	N/A	PLDRC	Varies
F	Laserfishing Files	Actual Cost	N/A	N/A	N/A	N/A	PLMICRO	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	PLPLNCHK	Varies
H	Surcharges							
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	PLTRACK	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	PLGENPLN	Varies
3	Route 85 Study Plan Surcharge ***	10% of Development Application Fee for property in Route 85 Study Plan Area		N/A	N/A	N/A	PLRTE85	Varies
4	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	PLANAP	Varies
5	North 40 Study Plan Surcharge	Actual Cost on proportionate basis	N/A	N/A	N/A	N/A	PLN40	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	PLPERMIT	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A		Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	15% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
K Appeals								
1	Fee to appeal Planning Commission decision to Town Council	\$351 per residential \$1,408 per commercial, multi-family or tentative map	N/A	N/A	N/A	N/A	PLAPPEAL	Varies
2	Fee to remand applications from Town Council to Planning Commission	Fee based on actual cost of time and materials	N/A	N/A	N/A	N/A		Varies
3	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$176 per residential \$705 per commercial	N/A	N/A	N/A	N/A	PLAPPEAL	Varies
4	Tree Appeals	\$72.00	N/A	N/A	N/A	N/A	PLAPPEAL (BBH 2015)	\$72.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost - minimum \$500 deposit	N/A	N/A	N/A	N/A	PLTRANS (PCCB 2015)	Varies
L.	Research Services Minimum Charge	Actual Cost - minimum \$100 deposit	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2015)	Varies
M Zoning Research								
1	Basic zoning letter	\$221.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2015)	\$221.00
2	Legal non-conforming verification	\$519.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2015)	\$519.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$221.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2015)	\$221.00
N Annexations								
a	One Lot	\$2,941.00	\$117.64	N/A	N/A	N/A	PLANEX1 (PANB 2015)	\$3,058.64
b	Two Lots	\$1,471.00	\$58.84	N/A	N/A	N/A	PLANEX2 (PANB 2015)	\$1,529.84
c	Three Lots	\$980.00	\$39.20	N/A	N/A	N/A	PLANEX3 (PANB 2015)	\$1,019.20
d	Four Lots	\$736.00	\$29.44	N/A	N/A	N/A	PLANEX4 (PANB 2015)	\$765.44
e	Five Lots or more (100% consent) plus advertising deposit of \$2,200	\$490.00	\$19.60	N/A	N/A	N/A	PLANEX5 (PANB 2015)	\$509.60

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve an historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

***The \$5,000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.

**** Not charged to the following application 1H, 1J, 1K, 3C, 3D and 3E